## Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH), The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

ation No. PLN2020-0080 - Phillips-Lancaster Road
Phone Number: (209) 525-6330
County

Project Description (Proposed actions, location, and/or consequences).

This is a request to subdivide a 15.26± acre parcel into two 5± acre parcels and one 5.26± acre parcel in the General Agriculture (A-2-40) zoning district. A Variance to the zoning ordinance is included in this request to create two parcels below the 40-acre minimum. An Exception to the Subdivision Ordinance is also included to allow Proposed Parcels 1 through 3 to take access from Lancaster Road by a 30-foot-wide access easement. Proposed Parcel 3 is designed as a "flag lot" shaped parcel with a 30-foot-wide driveway running adjacent to the southern property lines of Proposed Parcels 1, 2, and APN 010-031-021. While Proposed Parcel 3 will front on Lancaster Road, access onto that portion of Lancaster Road has been restricted by Caltrans. Accordingly, all the proposed parcels will take access onto Lancaster Road by an access easement located on APN 010-031-021. Proposed Parcel 1 is improved with two sheds, Proposed Parcel 2 is improved with a well, and Proposed Parcel 3 is vacant and unimproved. If approved, each parcel is permitted to construct one single-family dwelling (with a Staff Approval Permit), one accessory dwelling unit, and one junior accessory dwelling unit. \* See referral for complete project description\*

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

No significant effects identified, impacts to biological resources are less than significant with mitigation incl	luded.

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Potential impacts to	biological resources.		
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